

ORDINANCE #79-21

AN ORDINANCE TO AMEND THE BLOOMINGTON
ZONING MAPS, DATED JUNE 7, 1978

WHEREAS, the Common Council of the City of Bloomington, Indiana, passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978, and

WHEREAS, said Zoning Ordinance and maps are now incorporated in the Bloomington Municipal Code as Title 20 of said Code, and

WHEREAS, the City Plan Commission has considered this case, PUD-8-79 and recommended said Bloomington zoning maps be amended by the rezoning of certain property, and

WHEREAS, the petitioner, RAMSHEAD CORPORATION, requests that the Common Council of the City of Bloomington consider this petition for the rezoning of said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, that the authority of Chapter 174 of the 1947 Acts of the General Assembly of the State of Indiana, as amended, that the property located at the SE corner of Country Club Road and Rockport Road be designated as a Planned Unit Development.

SECTION 1. That the Bloomington Zoning Map of June 7, 1978 be amended to rezone the following described land as follows, to-wit:

Tract I

A part of the Southwest quarter of Section 8 Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point where Rockport Road crosses the South line of said Section 8, said point being in the centerline of Country Club Drive, thence Easterly over and along the centerline of Country Club Drive by the following courses and distances: N88°-19'-35" E, 197.88 feet; N89°-48'-02"E, 186.40 feet; thence N29°-46'-50"W over and along an existing fence line for a distance of 340.76 feet to the centerline of Rockport Road, thence S35°-32'-30"W over and along the centerline of said Rockport Road for a distance of 369.78 feet to the place of beginning. Containing 1.30 acres, more or less.

Tract II

A part of the Northeast quarter of the Northwest quarter of Section 17, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at the intersection of the centerline of Rockport Road with the centerline of Country Club Drive, said point being 979 feet west along the North line of said quarter-quarter from the Northeast corner of said quarter-quarter, thence S35°-42'-07"W over and along the centerline of said Rockport Road for a distance of 470.57 feet thence S04°-58'-18"E for a distance of 581.43 feet, thence S88°-41'-18"E for a distance of 300.00 feet, thence N06°-27'37"E for a distance of 317.29 feet, thence S88°-41'-18"E for a distance of 703.57 feet, thence N42°-21'-54"W for a distance of 913.36 feet to the centerline of Country Club Drive, thence S88°-19'-35"W over and along the said centerline of Country Club Drive for a distance of 197.88 feet to the point of beginning. Containing 13.08 acres, more or less.

Also, an ingress and egress easement described as follows: A strip of ground 30 feet in width lying 15 feet on both sides of the following described line: Beginning at the intersection of the centerline of Rockport Road with the centerline of Country Club Drive, said point being 979 feet West along the North line of said quarter-quarter from the Northeast corner of said quarter-quarter, thence S35°-42'-07"W over and along the centerline of said Rockport Road for a distance

of 470.57 feet, thence S04°-58'-18"E for a distance of 581.43 feet to the Southwest corner of the above described Tract 2, thence S88°-41'-18"E over and along the South line of said Tract 2 for a distance of 30.18 feet to the real point of beginning of said ingress and egress easement, thence S04°-58'-18"E for a distance of 192.67 feet, thence over and along a curve to the left having a deflection angle of 68°-40'-22" and radius of 109.80 feet for a distance of 131.60 feet, thence S73°-38'-40"E for a distance of 103.99 feet, thence over and along a curve to the left having a deflection angle of 16°-25'-20" and a radius of 346.50 feet for a distance of 99.31 feet, thence N89°-56'E for a distance of 151.95 feet, thence over and along a curve to the right having a deflection angle of 10°-18'-15" and a radius of 443.64 feet for a distance of 79.78 feet, thence S79°-45'-45"E for a distance of 71.18 feet to the West end of the existing Bloomington Country Club Drive.

SECTION 2. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED AND ADOPTED this 19 day of April, 1979, by the Common Council of the City of Bloomington, Monroe County, Indiana.

Tomilea Allison

Tomilea Allison, President
Bloomington Common Council

ATTEST:

Karel Dolnick

Karel Dolnick, City Clerk

Presented by me to the Mayor of the City of Bloomington this 23 day of April, 1979, at the hour of 9:00 m.

Karel Dolnick

Karel Dolnick, City Clerk

This Ordinance approved and signed by me this 24 day of April, 1979, at the hour of 10:00 a. m.

Frank McCloskey

Francis X. McCloskey, Mayor
City of Bloomington, Indiana

SYNOPSIS

ORDINANCE NO. 79-21

To Amend the Zoning Maps of June 7, 1978

This ordinance, if approved, will designate a parcel of approximately 14.4 acres located at both the north-east and southeast corner of Rockport and Country Club Roads as a PUD-Planned Unit Development. The petitioner is Ramshead Corporation (Gene Rubeck). Proposed in this PUD are approximately 70 townhouse condominium units (southeast corner) and a small commercial area (northeast corner) to contain local type businesses.

FISCAL IMPACT STATEMENT

Appropriation Ordinance # _____ Ordinance # 79-21 Resolution # _____

Type of Legislation:

Appropriation _____	End of Program _____	Penal Ordinance _____
Budget Transfer _____	New Program _____	Grant Approval _____
Salary Change _____	Bonding _____	Administrative Change _____
Zoning Change <u>X</u>	Investments _____	Short-Term Borrowing _____
New Fees _____	Annexation _____	Other _____

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____ Emergency _____
 Unforeseen Need _____ Other _____

Funds Affected by Request:

Fund(s) Affected _____		
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	_____	_____
Revenue Expected for Rest of Year	_____	_____
Appropriations to Date	_____	_____
Unappropriated Balance	_____	_____
Effect of Proposed Legislation (+/-)	_____	_____
Projected Balance	\$ _____	\$ _____

Signature of Controller _____

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes _____ No X

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

The proposed ordinance will result in a PUD designation in order to develop a combined residential/commercial project at the northeast and southeast corners of Country Club and Rockport Roads. The site is not contiguous to current City boundaries and annexation is not anticipated. A waiver will be signed by the developer in order to extend City services (sanitary sewers) to the site and the cost will be born by the developer. No effect on City finances is anticipated.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary)

Agency submitting legislation Planning Department, City of Bloomington

By Lee R. Klotz Date March 19, 1979

I HEREBY MOVE THAT ORDINANCE _____ APPROPRIATION

ORDINANCE # 79 21, ENTITLED Designating

the S. E. Corner of Country Club Rd.

and Beckport Rd as a P.U.D

BE INTRODUCED AND READ FOR FOR FIRST READING BY TITLE

ONLY AT THE COUNCIL MEETING HELD ON 4-5-79

John F. Richardson
(Signature)